File No. 261100309

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/06 12:51 2 pgs
Fees:13.00 Taxes:555.00

20061130-0147870

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Laura B. Verdone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2006.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Bistok Verdone	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	Map 176-01-0 Parcel 008.00
(NAME) 4444 LaVergne Couchville Pike	(NAME) 103 Continental Place, Ste. 300	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Marian A. Goff, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Bistok Verdone and husband, Gregory Mark Verdone,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 67, on the Plan of Hickory Woods, Section A, as shown by plat appearing of record in Plat Book 6900, page 511, as corrected by Surveyor's Certificate of Correction in Book 7582, page 167, and further corrected by Surveyor's Certificate of Correction in Book 9997, page 844 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Marian A Goff by Warranty Deed dated August 31, 2000 of record in Instrument No. 20000907-0088382, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Declaration of Covenants Conditions, Restrictions and By-Laws of record in Book 9678, page 187, Book 9764, page 44, and in Instrument No. 20001207-0120450, said Register's Office; Anchor Easement of record in Book 10153, page 990, said Register's Office; Transmission line Easement of record in Book 9632, page 973, said Register's Office; Sanitary Sewer Easement in Book 8169, page 571, said Register's Office Water main easement in Book 8169, page 579, said Register's Office; HOA Charter of record in Book 7857, page 87, Book 7867, page 67, and in Book 9680, page 319, said Register's Office; Power Line Easement of record in Book 437, page 24, and in Book 437, page 39, said Register's Office; Right-of-way to Nashville Gas in Book 5909, page 915, Book 5897, page 224, said Register's Office; Sanitary Sewer and or Storm Drainage Easement of record in Book 6954, page 24, said Register's Office; Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, and in Instrument No. 20031010-0150800, said Register's Office; Surveyors Certificate of Correction of record in Book 7582, page 167, and in Book 9997, page 844, said Register's Office ; Subject to any and all matters on plan of record in Plat Book 6900, page 511, as amended by Surveyors Certificate of Correction in Book 7582, page 167, and amended in Book 9997, page 844; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 4444 Lavergne Couchville Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 29th day of November, 2006.

Marian A. Goff

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marian A Goff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of November, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 261100309

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122